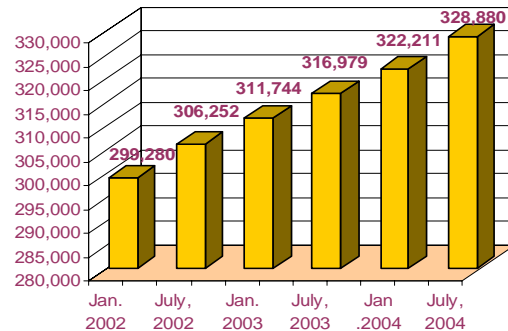




**July 1, 2004  
 Population Estimate:  
 328,880**

Raleigh's estimated population as of July 1, 2004 is 328,880. This estimate represents a population increase of 6,669 persons since January 1, 2004, when the Raleigh population was estimated to be 322,211 and an increase of 11,901 persons since July 1, 2003, when the Raleigh population was estimated to be 316,979. Annual growth in the period July 1, 2003 to July 1, 2004 represents a 3.75% annual increase.



This method was resulting in aggregation errors in the faster- growing census tracts (where persons-per-household and occupancy rates were more dynamic), resulting in an over-estimate for these areas.

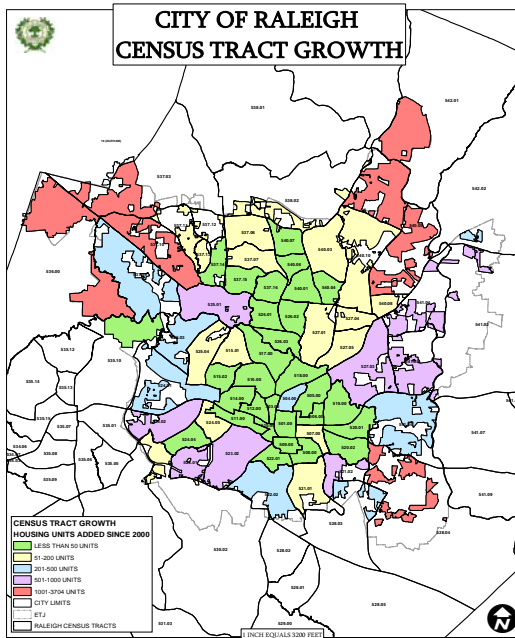
The total estimated number of housing units in the City of Raleigh in July 1, 2004 was 144,797. 1992 housing units were constructed or annexed between January 1, 2004 and July 1, 2004 (2.1% increase). 2546 units were approved for occupancy or annexed between July 1, 2003 and December 30, 2003. The housing unit growth rate has ranged from 1.7% to 2.3% for each six month period from January 2002 to July 2004.

**Northeast Raleigh including Wakefield, Northwest Raleigh including Brier Creek, and Southeast Raleigh outside the beltline, continue to be the areas with the most new population from April, 2000 to July 1, 2004.**

The new estimate methodology assumes the city-wide relationship between housing units and population to be consistent over time since April, 2000, and distributes this overall estimate to the census tracts based on rate of growth in housing units. For more information on the City's population estimate methodology, visit our web site at [www.raleigh-nc.org/planning/pdc](http://www.raleigh-nc.org/planning/pdc).

The population estimate is derived by using a non-component housing unit formula. This method establishes a relationship between the number of housing units and population using a persons-per-household and occupancy / vacancy rate multiplier. The persons-per-household and occupancy rate figures are based on information provided by the US Census Bureau as part of the 2000 Census effort, and are accurate as of April, 2000. The methodology used prior to July 2002 arrived at a city-wide population estimate by taking the sum of calculations for each census tract.

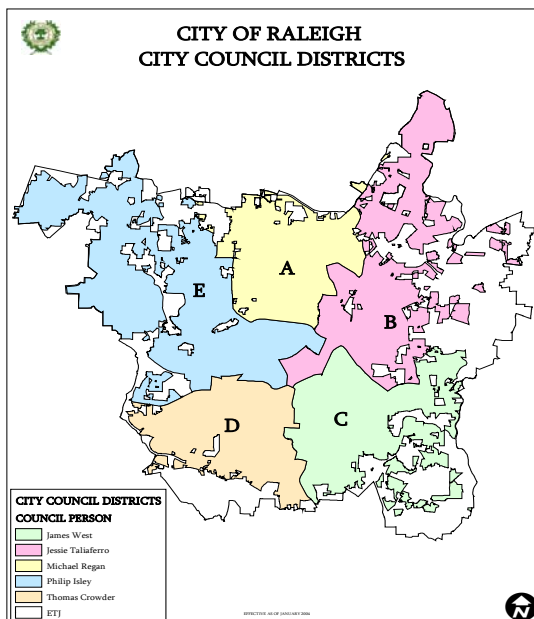
The areas of primary growth in the number of housing units are the Northeast and Northwest parts of the City. Census tracts 540.09, 537.10, (Northeast Raleigh) and 542.01 (Wakefield), 537.03 (northwest Raleigh north of US 70) and 536 (Brier Creek) show the highest total number of units added. Census tracts with the next highest number of new units added include 541.02, 541.04, 541.05 and 527.03 (Northeast Raleigh), 528.04 and 521.02 (Southeast Raleigh), 523.01, 523.02 and 524.02 (Southwest Raleigh.) and 525.01 (Northwest Raleigh.)



## City Council District Population

The City of Raleigh is divided into five electoral City Council Districts. Population in Council Districts is estimated for the purpose of tracking population distribution.

District A	59085
District B	76936
District C	64115
District D	62531
District E	66213



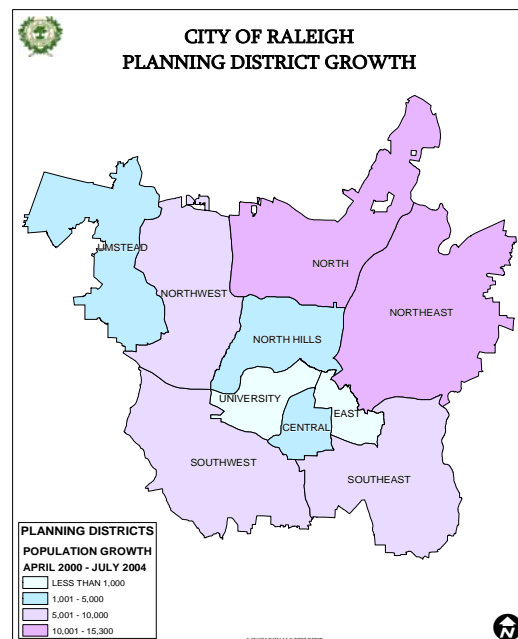
## Planning Districts

The City of Raleigh is divided into ten planning districts. Including both the area within the City Limits and the extraterritorial planning and zoning jurisdiction outside the City Limits, it is estimated that 359,462 persons were living in 156,561 dwelling units in the entire planning jurisdiction on July 1, 2004.

The majority of recent population growth has taken place in the Northeast Planning District followed by the North, Southwest, Northwest and Southeast Planning Districts. Growth in these districts is strong due to the availability of land for development in these areas relative to other parts of the City, and to an active apartment development market in recent years.

## Planning District Population

North Hills	27988
University	29183
Central	19545
East	10729
Umstead	12051
Northwest	48677
North	69409
Southeast	32747
Southwest	48580
Northeast	60554



City of Raleigh Planning Dept. Research & Analysis Section  
 222 West Hargett Street P. O. Box 590  
 Raleigh, North Carolina 27602  
 Phone: 919-890-3125 Fax: 919-890-3891  
 E-mail: [scott.masteller@ci.raleigh.nc.us](mailto:scott.masteller@ci.raleigh.nc.us)  
 Web Site: [www.raleigh-nc.org/planning/pdc](http://www.raleigh-nc.org/planning/pdc)